

October 4, 2006

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Michael Myszka
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Daniel Amatura
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak

Engineering Consultant: Robert Harris, Wm. Schutt & Associates

Deputy Town Attorney: John M. Dudziak

Highway Superintendent: Richard L. Reese, Jr.

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held October 4, 2006. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa
Planning Board Chairman

SJK:mn
Encl.

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the fourth day of October 2006, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Chairman
John Gober, Member
Lawrence Korzeniewski, Member
Michael Myszka, Member
Steven Socha, Member
Melvin Szymanski, Member

EXCUSED: None

ABSENT: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Jeffrey H. Simme, Building & Zoning Inspector
Robert Harris, Engineering Consultant - Wm. Schutt & Associates
John Dudziak, Deputy Town Attorney
Mary Nowak, Recording Secretary

Meeting called to order by Chair Keysa at 7:30 PM. Motion was made by Michael Myszka to approve the minutes from the September 6, 2006 Planning Board Meeting. Motion was seconded by Melvin Szymanski and unanimously carried.

PLEDGE OF ALLEGIANCE

COMMUNICATIONS -

ACTION ITEMS -

SITE PLAN REVIEW - PROPOSED CONSTRUCTION OF THE PRESERVE COMMERCIAL PARK AND TRAVEL CENTER, EAST SIDE OF TRANSIT ROAD, NORTH OF GENESEE STREET. DEVELOPMENT WILL CONSIST OF PILOT TRAVEL CENTER AND POTENTIAL HOTEL. PERSON DESIGNATED TO RECEIVE ALL CORRESPONDENCE IS JOSEPH CIPOLLA.

Joseph Cipolla, Bella Vista, William Szawranskyj, Genesee Engineering, and Pasquale Cipolla presented to the Planning Board the site plan for the Preserve Commercial Park and Travel Center with a potential hotel. This project will be located on the east side of Transit Road, north of Genesee Street. This 14-acre project is part of a 55-acre parcel. The informal plan for this project was presented at the April 6, 2005 Planning Board meeting. The major concerns with this project were traffic, floodplain, and wetlands. Joseph Cipolla told the Planning Board that the site plan shows the parking area for trucks will not be visible from Transit Road and the detention pond has been moved to the front of the property.

Traffic - Joseph Cipolla stated that this project will result in an increase in traffic of about 2.8% on Transit Road. The most affected area of Transit Road will be between Genesee Street and exit 49 of the New York State Thruway. The plan shows acceleration lanes and deceleration lanes along Transit Road which are well within the NYS Dept. of Transportation (NYSDOT) standards. William Szawranskyj stated that he has not received the drainage improvements from the NYSDOT for the Transit Road reconstruction.

Stormwater - One of the concerns of this project is how the floodplain will affect the Bowmansville area directly east of this project. Joseph Cipolla told the Planning Board that the size of the detention ponds shown on the site plan at the front of this parcel will be 1.25 acres which is greatly in excess of the 100-year flood detention, and that the stormwater impact would be .01 feet on this parcel. There would be no stormwater impact on the surrounding properties.

Wetlands - Joseph Cipolla presented a graphic design showing the federal wetlands and New York State wetlands. The graphic also showed the area that is to be preserved and deeded. He told the Planning Board that the federal wetlands were the opinion of the Army Corps of Engineers and that he had been in contact with Steven Doleski, New York State Dept. of Environmental Conservation (NYSDEC) regarding the NYS wetlands.

Floodplain - Member Anderson stated that more information will be necessary to have a clear indication as to whether the requirements have been met. She explained how floodplain mapping is done and requested that the applicant provide air photos of this property showing plot cross sections.

Chair Keysa stated that over the years this property has had continuous problems with flooding. He referred to specific flooding situations that occurred on this parcel during the last 25 years. The wetlands on this property drain into nearby Ellicott Creek and the primary concern is the area upstream along Genesee Street in Bowmansville. Member Anderson stated that there are photos from September 2004 showing this parcel of land along Transit Road to be flooded.

Town Engineer Robert Harris told the Planning Board that he spoke with Steven Doleski, NYSDEC last week and has requested additional detailed information regarding this project. He will not be able to address the wetlands situation until he has received this information. Chair Keysa also stated that since this project will impact several other agencies, namely: Town of Cheektowaga, Town of Amherst, Village of Williamsville, Bowmansville Fire Company, U.S. Army Corp of Engineers, NYS Thruway Authority, NYSDEC, and NYSDOT, a meeting should be arranged for these agencies to express their concerns and comments concerning this project. A consensus of the Planning Board members agreed that a meeting with these agencies should be arranged. Chair Keysa directed Town Engineer Robert Harris to contact the above-mentioned agencies to set up a meeting regarding this project when he receives the detailed information requested from Steven Doleski. Town Engineer Harris will provide these agencies with information concerning this project prior to the meeting when available from the developer.

Pat Cipolla stated that he felt that Chair Keysa's opinion carried a great deal of weight with the other Planning Board members and that his referring to flooding on this parcel twenty-five years ago would impact the Planning Board's decision. He also asked the Planning Board to grant approval of at least a concept plan for this project at tonight's meeting.

DETERMINATION

Based on the information provided to the Planning Board, Rebecca Anderson made a motion to table this project to a future date with the following conditions: 1.) Developer is to provide Wm. Schutt & Associates with the adequate information to make a determination regarding the impact on floodplains and wetlands. 2.) Town Engineer Robert Harris to determine if it is possible to set up a meeting with the agencies impacted by this project: Town of Cheektowaga, Town of Amherst, Village of Williamsville, Bowmansville Fire Company, U.S. Army Corp of Engineers, NYSDEC, NYSDOT, and NYS Thruway to address concerns and comments. 3.) Town Engineer Robert Harris will provide these agencies with additional information regarding this project when available from developer. Motion seconded by Lawrence Korzeniewski and unanimously carried.

OTHER MATTERS - Chair Keysa told the Planning Board that he spoke with Supervisor Giza regarding the traffic study to be done for the southern part of the Town. The Greater Buffalo-Niagara Regional Transportation Council may be able to do this traffic study if they can fit it into their schedule. The south part of the Town is a priority, but the north part of the Town will need to be done eventually. The local fees for the traffic study will need to be shared. The cost to the Town will be about \$30,000. Chair Keysa explained that this cost could be covered by bonding or moderately increasing the cost of PIP fees. This increase in the PIP fees would be used for the cost of the traffic study.

Chair Keysa told the Planning Board that the Comprehensive Master Plan for the Town of Lancaster and the additional comments will need to be merged into one document. There are over a hundred additional comments that will need to be incorporated into the master plan. Chair Keysa has offered to undertake this project if the disk containing the Master Plan can be found. He will send a proposal for this project to Supervisor Giza in the near future.

Member Socha told the Planning Board that he will be unable to attend the next Planning Board meeting on Wednesday, October 18, 2006.

At 8:45 PM Melvin Szymanski made a motion to adjourn the meeting. Motion seconded by John Gober and unanimously carried.